

विकास नियंत्रण नियमावली पिंपरी-चिंचवड

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे  
कलम ३७(२) अन्वये फेरबदल

महाराष्ट्र शासन

नगर विकास विभाग,

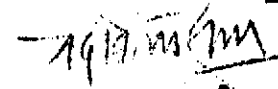
मंत्रालय, मुंबई-४०००३२

शासन निर्णय क्रमांक:-टिपीएस-१८०३/१९५१/प्र.क्र.४३७/०६/नवि-१३

दिनांक:- २६ फेब्रुवारी, २००९

शासन निर्णय :- सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,



(नंदकिशोर पाटील)

अवर सचिव, महाराष्ट्र शासन.

प्रति,

विभागीय आयुक्त, पुणे विभाग, पुणे.

संचालक नगर रचना, महाराष्ट्र राज्य, पुणे.

आयुक्त, पिंपरी-चिंचवड महानगरपालिका, पिंपरी.

उपसंचालक नगर रचना, पुणे विभाग, पुणे.

सहायक संचालक नगर रचना, पुणे शाखा, पुणे.

व्यवस्थापक, घेरवडा कारागृह मंत्रालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतचे शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, पुणे विभागीय पुरवणी भाग-६ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, आयुक्त, पिंपरी-चिंचवड महानगरपालिका, पिंपरी, उपसंचालक, नगर रचना, पुणे विभाग, पुणे यांना पाठवाव्यात)

कक्ष अधिकारी (नवि-१९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदरहू अधिसूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी.

निवडनसती (नावि-१३)

20080202134258001

## **NOTIFICATION**

**Government of Maharashtra  
Urban Development Department,  
Mantralaya, Mumbai 400 032.  
Dated 21<sup>st</sup> February, 2006.**

**Maharashtra  
Regional &  
Town Planning  
Act 1966.**

No. TPS 1803/751/CR-437/06/UD-13:

Whereas Development Control Regulations for Pimpri Chinchwad Municipal Corporation (hereinafter referred to as "the said Regulations") have been sanctioned by Government in Urban Development Department, under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No. TPS 1894/619/CR-89/90/UD-13, dated 17/12/1990 and further amended by Govt. of Maharashtra vide Urban Development Department's Resolution No. TPS 1894/3327/UD-13, dated 16/12/1999 (hereinafter referred to as "the said notification");

And whereas, in the said regulations Regulation No. 2.12, 11.5, 13.1.3.B, 13.4.2, etc have different provisions regarding height of building adjustment at reservations, building length etc.

And whereas, Pimpri Chinchwad Municipal Corporation felt necessary to make certain changes in these provisions and has submitted a proposal of modification under section 37(1) of the said Act wherein it is proposed to amend contents of Rule No.2.12, 11.5, 13.1.3.B, 13.4.2, etc. vide letter No. NRV/KaVi/1B/37/2003 dated 27/3/03;

And whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, Government is of the opinion that the said modification proposal is in public interest and needs to be sanctioned with some modifications;

Now therefore, in exercise of the powers conferred under sub-section (2) of section 37 of the said Act, Government hereby sanctions part of the said modification proposal with some changes and conditions and for that purpose amends the said notification as follows -

In the schedule of modification appended to the said notification after the last entry the following new entry is added viz.

# ENTRY

Sr. No	DCR No.	Existing DCR	Proposed modification	Modified DCR
1	2.12	<p>Building Height of - The vertical distance measured in the case of flat roofs, from the average level of the ground and contiguous to the building to the highest point of the building and the case of pitched roofs, upto the mid point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of ascertaining height.</p>	<p>Building Height of - The vertical distance measured in the case of flat, roofs from the average level of the ground and contiguous to the top of the habitable slab and in the case of pitched roofs, up to the mid point between the eaves level and the ridge. Provided where the entire building is proposed to be constructed on stilts for parking, the height of building should be measured from the stilt floor.</p>	<p>Building Height of - The vertical distance measured in the case of flat, roofs from the average level of the ground and contiguous to the top of the habitable slab and in the case of pitched roofs, up to the mid point between the eaves level and the ridge. Provided where the entire building is proposed to be constructed on stilts for parking, height of the stilt shall be excluded while counting the height of the building.</p>
2	11.5	<p>If the land proposed to be laid out is affected by any reservation/s for public purpose/s, the authority may agree to adjust the location of such reservation/s to suit the development without altering the area of such reservation. Provided however, that no such shifting of the reservation shall be permitted.</p> <p>a. beyond 200 mt. of the location in the Development Plan. b. Beyond the holding of the owner in which such reservation is located and c. Unless the alternative location is at least similar to the location of the</p>	<p>If the land proposed to be laid out is affected by any reservation/s for public purpose/s, the Municipal Commissioner may agree to adjust the location of such reservation/s to suit the development without altering the area of such reservation. Provided however, that no such shifting of the reservation shall be permitted.</p> <p>a. beyond 200 mt. of the location in the Development Plan. b. Beyond the holding of the owner in which such reservation is located and c. Unless the alternative location is at least similar to the location of</p>	<p>Sanctioned as proposed.</p>

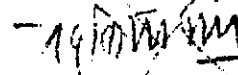
	Development Plan as regards access, levels etc.	the Development Plan as regards access, levels etc.													
	<p>All such alterations in the reservations/ alignment of roads shall be reported by the Planning Authority to Government at the time of sanctioning the layout.</p> <p>Building with length/depth:-</p> <p>Exceeding 40 mt. following rear and side margins shall be observed.</p> <p>Length/Depth Marginal distance w.</p> <table><thead><tr><th>Length/Depth in mt.</th><th>Marginal dist. which ever is high.</th></tr></thead><tbody><tr><td>1. upto 40</td><td>3 mt. or (H/2)</td></tr><tr><td>2. above 40 to 60</td><td>5 mt. or (H/2)</td></tr><tr><td>3. above 60 to 75</td><td>6 mt. or (H/2)</td></tr><tr><td>4. above 75 to 100</td><td>7 mt. or (H/2)</td></tr><tr><td>5. above 100 to 300</td><td>9 mt. or (H/2)</td></tr></tbody></table>	Length/Depth in mt.	Marginal dist. which ever is high.	1. upto 40	3 mt. or (H/2)	2. above 40 to 60	5 mt. or (H/2)	3. above 60 to 75	6 mt. or (H/2)	4. above 75 to 100	7 mt. or (H/2)	5. above 100 to 300	9 mt. or (H/2)	<p>All such alterations in the reservations/ alignment of roads shall be reported by the Municipal Commissioner to Government at the time of sanctioning the layout.</p> <p>Building with depth:-</p> <p>Exceeding 40 mt. If the depth of building exceeds 40 mt. an additional marginal distance of 10% of the required distance shall be necessary on the side or rear open space as the case may be.</p> <p>For narrow plots that is, those less than 12 mt. in width or depth the side or rear marginal open spaces may be relaxed as in Table 27(1) and 27(2).</p>	<p>Building with depth exceeding 40 mt. -</p> <p>If the depth of building exceeds 40 mt. an additional marginal distance of 10% of the required distance shall be necessary on the road side and rear open space as the case may be.</p> <p>For narrow plots that is plots having depth or width less than 12 mt. the side or rear marginal open spaces may be as per Table 27(1) and 27(2).</p>
Length/Depth in mt.	Marginal dist. which ever is high.														
1. upto 40	3 mt. or (H/2)														
2. above 40 to 60	5 mt. or (H/2)														
3. above 60 to 75	6 mt. or (H/2)														
4. above 75 to 100	7 mt. or (H/2)														
5. above 100 to 300	9 mt. or (H/2)														
13.1.3. B															
13.4.2	<p>e) Areas covered by staircase rooms for staircases beyond one meter width and upto 1.80 mt. width.</p> <p>Note:- i) Stair case rooms of 1 mt. width and below shall be accounted towards FSI.</p> <p>ii) In case of stair-case rooms above 1.80 mt. width the additional width exceeding 1.80 mt. shall be accounted towards FSI.</p>	<p>e) Areas covered by staircase rooms for stair flights of width 0.75 mt. and above in case of row housing, paint houses and duplexes, 1.20 mt. and above in case of Residential/ Commercial buildings and 2 mt. and above in case of assembly hills, area of staircase lights, midlandings and floor landings, staircase passages irrespective of width of staircase subjected to payment of premium to be</p>	<p>e) Areas covered by staircase rooms for stair flights of width 0.75 mt. and above in case of row housing, paint houses and duplexes, 1.20 mt. and above in case of Residential/ Commercial buildings and 2 mt. and above in case of assembly hills, area of staircase lights, midlandings and floor landings, staircase passages irrespective of width of staircase</p>												

	<p>iii) In case of Government, Semi Government office Education &amp; Hospital Buildings of Registered public charitable trusts the additional widths of stair rooms exceeding 1.80 mt. shall not be counted towards FSL.</p>	<p>decided by the Municipal Commissioner and without any premium to be decided by the Municipal Commissioner and without any premium for Govt. Semi Govt. buildings, educational and Hospital buildings of charitable trusts.</p> <p>Note: i) Stair case flights of width below 1.20 meter width shall be accounted towards FSL. ii) In case of Residential/ Commercial Building stair case flights above 1.80 mt. width the additional width exceeding 1.80 mt. shall be accounted towards FSL. iii) IN case of Government, semi Government office, education and Hospital Buildings of Registered public charitable trusts the additional widths of stair flights rooms exceeding 1.80 mt. shall not be counted towards FSL. iv) Such exempted staircases / passages shall not be calculated for coverage (ground coverage of plinth area)</p> <p>Note:- This exemption shall not be available for the buildings permissions wherein more than 90% occupancy certificate have been given prior to 21/4/94.</p>	<p>subject to payment of premium to be decided by the Municipal Commissioner and without any premium for Govt. Semi Govt. buildings, educational and Hospital buildings of charitable trusts.</p> <p>Note: i) In case of Residential/ Commercial Building stair case flights above 1.80 mt. width the additional width exceeding 1.80 mt. shall be accounted towards FSL. ii) IN case of Government, semi Government office, education and Hospital Buildings of Registered public charitable trusts the additional widths of stair flights rooms exceeding 1.80 mt. shall not be counted towards FSL.</p> <p>Note:- This exemption shall be only applicable to new development proposals received on the date on which modification comes into force.</p>
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The above modifications is kept open for inspection by the public during office hours in the office at the Municipal Commissioner, Pimpri Chinchwad Municipal Corporation, Pimpri for a period of one month.

Note:- This notification is also published on Government web site at [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in).

By order and in the name of Governor of Maharashtra,



(Nandkishor Patil)

Under Secretary to Government.